

<b>Applicant</b>	Ader Building	
<b>Request</b>	Parking Reduction	
<b>Location</b>	3020 East Commercial Boulevard	
<b>Legal Description</b>	Coral Ridge Commercial Boulevard Addition, Block 7, Lot 5 less the North 50 feet for Road Right-of-Way; P.B. 43, P. 13	
<b>Property Size</b>	3,475 sq. ft.	
<b>Zoning</b>	CB (Community Business District)	
<b>Existing Land Use</b>	Vacant lot	
<b>Future Land Use Designation</b>	Commercial	
<b>Comprehensive Plan Consistency</b>	Consistent	
<b>Other Required Approvals</b>	None	
<b>Applicable ULDR Sections</b>	47-20 Parking and Loading Zone Requirements	
	<b>Required</b>	<b>Provided</b>
<b>Parking</b>	11	0 (100% reduction)
<b>Notification Requirements</b>	Sign Notice	
<b>Action Required</b>	Approve, Approve with Conditions, or Deny	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Ella Parker, Planner II	
<b>Authorized By</b>	Gregory Brewton, Deputy Director of Planning and Zoning	
<b>Approved By</b>	Marc LaFerrier, AICP, Director of Planning and Zoning	

**Request:**

The applicant is seeking a parking reduction of 11 spaces, pursuant to ULDR Sec. 47-20.3, Parking Reductions.

**Property/Project Description:**

Currently there is a vacant lot existing on the site, where the applicant proposes to build a one-story office/retail building. The lot is located within a multi-tenant building with metered parking on site. The proposed site plan was reviewed by the Development Review Committee on October 12, 2004 and all development requirements have been addressed, except for parking.

On April 21, 2004, the Planning and Zoning Board approved a parking reduction request of nineteen (19) spaces, to be serviced by the vacant lot under consideration as required in connection with The Shark restaurant. However, the lot has not been utilized for parking and the parking agreement was terminated on July 21, 2004 (**Exhibit 1**).

The proposed retail/office use requires eleven (11) parking spaces (1 space per 250 SF). The applicant has provided a parking study, prepared by Carter & Burgess, Inc., which is included in the plans package. A narrative outlining how the proposal meets the Adequacy Requirements of Section 47-25.2 is attached as **Exhibit 2**.

The following is a copy of the narrative submitted by the applicant, justifying the proposed parking reduction:

**“Sec. 47-20.3.A.5. Reductions and Exemptions Criteria.**

An applicant must show that the request meets the following criteria and the reviewing body shall consider the application for parking reduction based on the criteria provided as follows:

- a. Adequacy requirements, as provided in Sec. 47-25.2; and
- b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or
- c. There is a public parking facility within seven hundred (700) feet of the parcel which the parking is intended to serve along a safe pedestrian path as defined by Sec. 47-20.4, which spaces may be used to provide parking for applicant's property without conflict with the need for public parking based on a report by the department which includes a report by the city's parking manager and city engineer. This criteria shall not be available for a parking reduction in the central beach district; or

*There is a public parking facility within 700' of the parcel with metered and non-metered parking available.*

- d. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or
- e. If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or
- f. Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or
- g. Any combination of subsections A.5.a through e; and
- h. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

*The Parking Inventory / Availability Study was prepared by carter & Burgess dated October 2004 and concluded that the Parking Study supports the basis for the parking reduction as required by Code. (see attached Parking Study prepared by Carter & Burgess dated October 2004). The proposed Ader Building proposed for retail/office use is compatible with the existing surrounding buildings and their uses."*

**Staff Determination:**

The City's traffic consultant Jose L. Rodriguez, Keith and Schnars, P.A. has reviewed the traffic study prepared by Carter & Burgess, Inc. and has recommended approval of the reduction (**Exhibit 3**). The Engineering Department agrees with this recommendation. The City of Fort Lauderdale's Parking Manager has also signed off on the submittal.

**Planning and Zoning  
Board Review Options:**

- If the Planning and Zoning Board determines that the application meets the criteria for parking reductions, the Board shall approve the request subject to ULDR Sec. 47-20.3.A.5.
- If the Planning and Zoning Board determines that the proposed request does not meet the standards and requirements of the ULDR for parking reductions the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B Appeals, shall apply.

**Approval Conditions:**

1. A Parking Reduction Order must be executed and recorded in the public records of Broward County at the applicant's expense.
2. The applicant must apply for a building permit within 18 months and the permit must be issued within 24 months.